

OPEN SPACE AND RECREATION ELEMENT

Open space serves as visual relief to urban development, adding character and identity to a community and its individual neighborhoods. The overall goal of this plan is to provide and enhance a community-wide system of open space and recreational areas which link public, private, passive and active uses.

EXISTING CONDITIONS

PARKS

As summarized in Table 3, and illustrated on Figure 12, Southeastern San Diego has four community parks, ten neighborhood parks and six "mini-parks." In addition, two park sites just outside the community increase park availability to residents of the community.

According to General Plan standards, neighborhood parks should serve about 5,000 people within a half mile radius and should be ten acres in size, or five acres when located adjacent to a school. Six of the ten neighborhood parks in Southeastern are located adjacent to schools. Using the General Plan standard for sizes, three of the neighborhood parks are well above the size standards and five are smaller in size than recommended by the General Plan. However, six mini-parks in the community supplement the neighborhood parks and two neighborhood parks are located just outside the community.

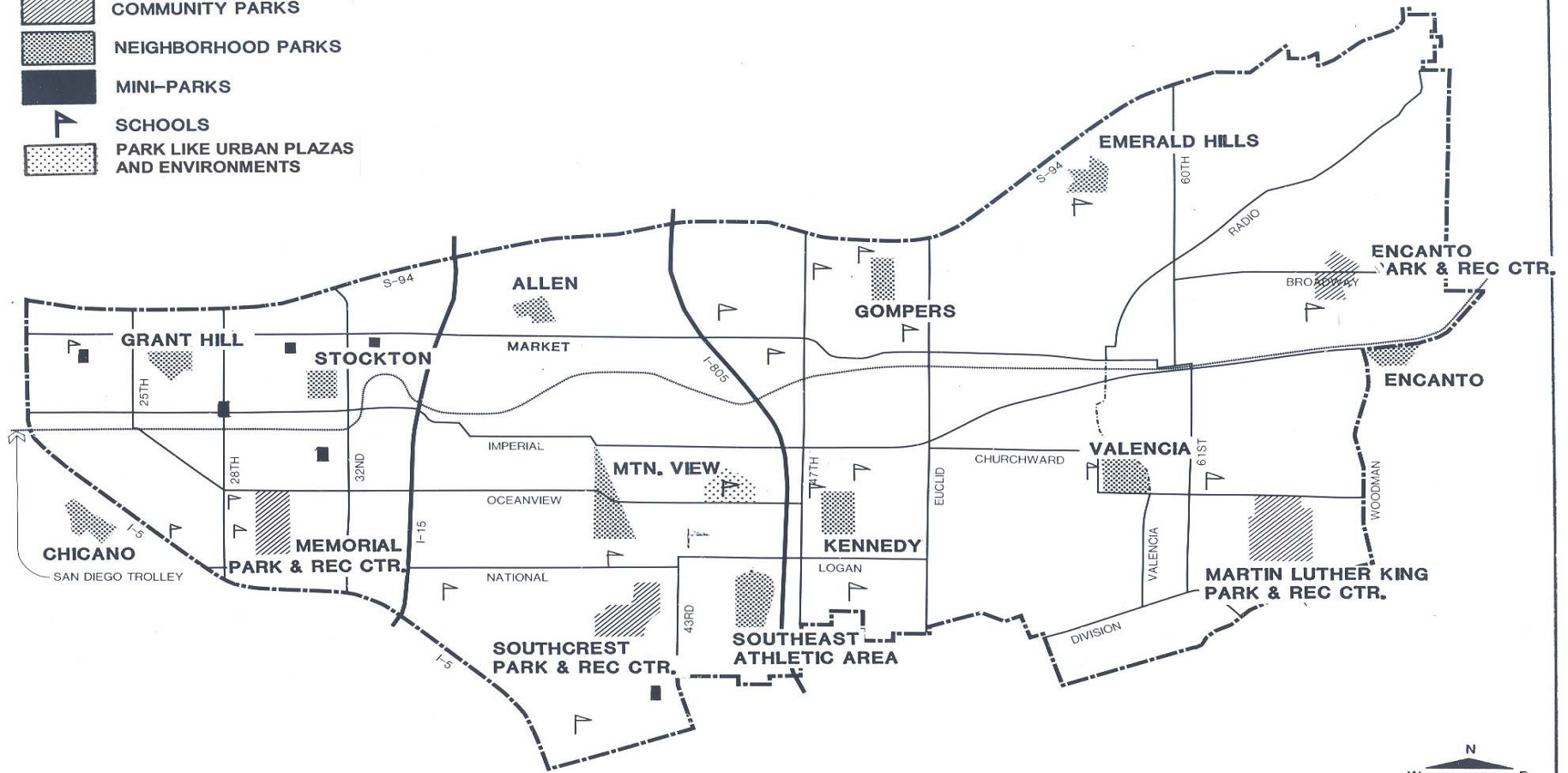
Community parks are recommended by the General Plan to serve up to 25,000 people within a radius of 1½ miles. Optimally, these parks should be 20 acres in size, or 13 acres if located next to a junior high school.

Of the population based parks in the community, four are located adjacent to schools, increasing the recreational value of both the school and park site. By combining schools with parks at Kennedy Elementary, Gompers/Wright Brothers Junior/Senior High Schools and Memorial Junior High, both the City and the school district have achieved land and facility cost efficiencies in providing recreational facilities.

SANDAG population projections indicate a year 2000 population of 74,500 in the community plan area. Thus, Southeastern currently has sufficient park site acreage through the year 2000. However, the ultimate possible population of 90,628 based on family size projections (3.09 in 2000) and total dwelling units (29,213 units) allowed by this community plan, will require additional park acreage after year 2000.

EXISTING PARKS

-  COMMUNITY PARKS
-  NEIGHBORHOOD PARKS
-  MINI-PARKS
-  SCHOOLS
-  PARK LIKE URBAN PLAZAS AND ENVIRONMENTS



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FIGURE 12

Table 3. POPULATION-BASED PARKS

Name	Existing Acres	Status
<u>Community Parks</u>		
Encanto	8.87	Developed
Martin Luther King	34.53	Partially Developed
Southcrest	17.61	Developed
*Memorial	17.94	Developed
<u>Neighborhood Parks</u>		
Mountain View	10.20	Developed
Dennis V. Allen	5.18	Developed
*Samuel Gompers	4.82	Developed
*J.F. Kennedy	3.60	Developed
Southeastern Athletic Area	17.96	Developed
Emerald Hills	9.59	Developed
*Valencia Park School	8.00	Developed/School Site
*Stockton School	3.60	Developed/School Site
*Kennedy School	3.10	Developed/School Site
Grant Hill	2.66	Developed
**Encanto	3.51	Partial Development
**Chicano	7.82	Developed
<u>Mini-Parks</u>		
"J" Street	.22	Developed
"L" Street	.15	Developed
22 nd Street	.11	Developed
30 th Street	.23	Developed
41 st Street	.16	Developed
Clay Avenue	.16	Developed
* Site utilized or adjacent to school fields.		
** Site outside of, but adjacent to, community plan area.		

The Subdivision Map Act

The Subdivision Map Act was amended in 1965 to permit cities and counties to require the dedication of land or the payment of fees for park purposes. The cities and counties were also required to have park standards in an adopted general plan before they could avail themselves of the act. The City of San Diego adopted population-based park standards in the 1967 Progress Guide and General Plan. The standards are applied when community plans and subdivision plans for newly urbanizing areas are reviewed. They cannot be retroactively applied to urbanized community planning areas. The population-based park standards are used here for comparison purposes only.

CEMETERIES

The community contains three major cemeteries which add greatly to the landscaped open areas in the community. The three cemeteries constitute an important asset in the community which will increasingly be recognized and appreciated. In particular, Greenwood sets a high standard in landscaping and maintenance and is readily visible from many sections of the community. As such, it represents a major landscaped feature.

HILLSIDE, CANYONS AND CREEKS

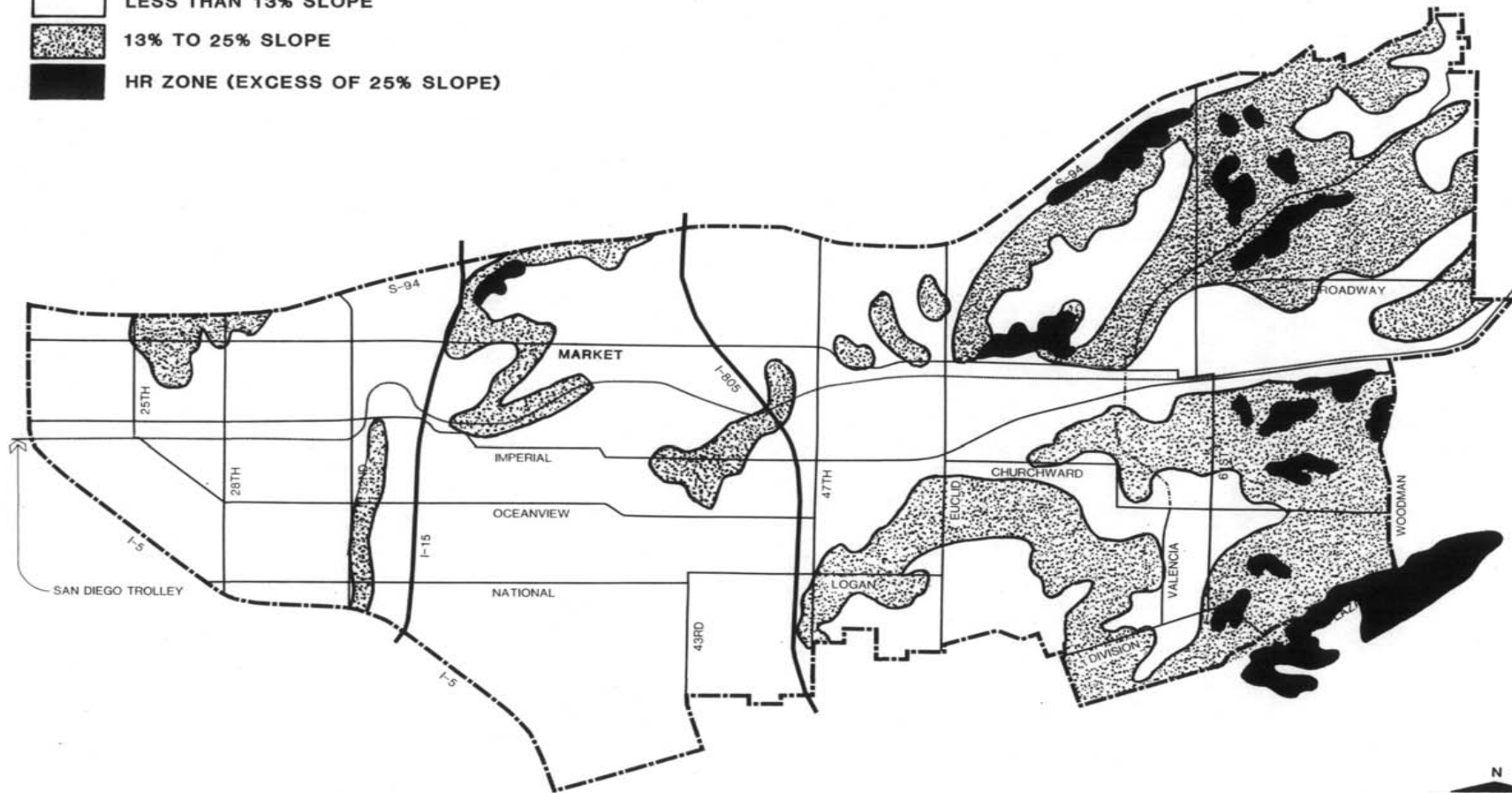
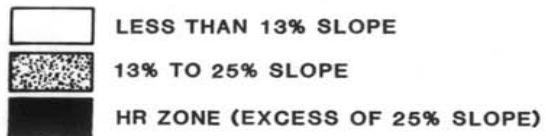
Hillside areas exist throughout the community, lending topographic relief to developed areas. As illustrated on Figure 13, areas throughout Southeastern San Diego contain slopes in excess of 25 percent. Although several areas are designated with a Hillside Review Overlay Zone, that designation is recommended for all undeveloped slopes in excess of 25 percent.

A number of prominent canyons and hillsides in the community serve a passive open space function. Those areas are considered to be significant and are shown on Figure 13. In the western portion of the community, a significant opened space slope is formed by the south face of Grants Hill, mid-way between 25th and 28th streets. In the central areas, major slope areas include the frontage of State Highway 94, the gap through which Market Street enters the subarea from the west, slopes in the southern portion of Mount Hope Cemetery, and a canyon north of Otto Square. In the eastern subarea, slopes of community significance extend along the frontage of State Highway 94 between Euclid Avenue and 60th Street. Other major slopes include Radio Canyon, the south slope of Encanto Creek drainage and the south-facing uplands on the north side of Market Street between 51st and Pitta Streets. Finally, three canyon features have been identified in the southeastern portion of the community, near the border of the community with Skyline Hills.

Radio Canyon is a highly valuable natural open space area. This canyon, in the eastern subarea, contains the Radio Drive branch of Chollas Creek and is a lushly vegetated natural feature.

Chollas Creek System is an important runoff drainage system for the community. The branches of Chollas Creek form a drainage which carries storm runoff from most of the community. Although much of the system is channelized, numerous areas are subject to flooding during heavy winter storms.

SLOPES AND HILLSIDE REVIEW AREAS



SOURCE: UNITED STATES GEOLOGICAL SURVEY 1953



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FIGURE 13

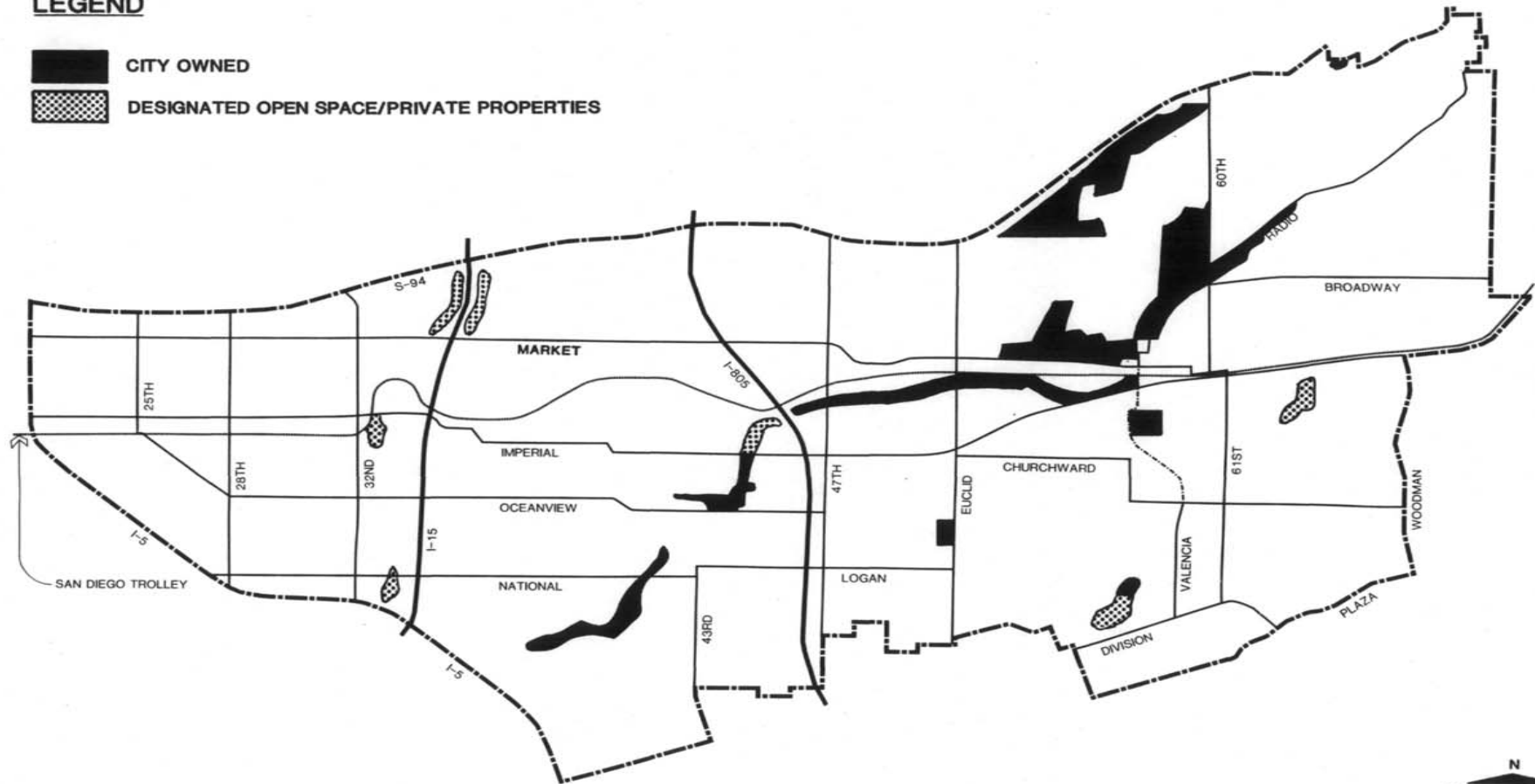
Open Space and Recreation Objectives

1. Maintain and improve existing parks by improvements to landscaping, lighting, signage, walkways and play facilities.
2. Increase the number of parks and the size of existing parks as financing and acquisition opportunities occur.
3. Increase private recreational opportunities areas in new residential developments.
4. Maintain and enhance the community's cemeteries as unique landscaped areas of visual significance to the community.
5. Preserve hillsides, canyons and drainage areas in their natural state to the extent possible.
6. Increase the opportunities for the public enjoyment of open space areas, including limited access to Radio Canyon and Chollas Creek.
7. Achieve a more connected system of active and passive open space.

OPEN SPACE

LEGEND

-  CITY OWNED
-  DESIGNATED OPEN SPACE/PRIVATE PROPERTIES



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FIGURE 14

Open Space and Recreation Recommendations

1. Acquisition of New Parks. Increase the number of parks and the size of existing parks as financing and acquisition opportunities occur. If any school sites are found to be no longer needed as school facilities, the playground portion should be considered for public park purposes.
2. Park Improvements. Priority should be given to Memorial Park, Mountain View Park and Encanto Park for park improvements. Memorial Park should be developed as a center of excellence, given its location adjacent to two schools, and the Boy's Club. Improved landscaping and public art are recommended. Mountain View Park should also be improved to serve as an attractive community focal point as it is near an elementary school and the Neighborhood House. Improved plantings could link this park with the Neighborhood House and National Avenue. Encanto Park has the potential to be an important park center as it is along the trolley line and could be linked to the Encanto Boy's Club.
3. Park Expansion. As an alternative to the above, the expansion of the joint use of school sites for public park purposes could be used to meet a portion of future park needs. Another alternative would be the expansion of existing park sites onto neighboring vacant lands or the vacating of adjacent streets to expand park sites.
4. Recreational Facilities in New Development. All new multi-family residential development should be required to provide recreational facilities or landscaped areas for recreational use. This recreational area could be met by providing either private or shared open space areas consisting of balconies, tot lots, recreational buildings, outdoor recreational courts or usable lawn.
5. Mount Hope Cemetery. Upgrade the maintenance of the Mount Hope Cemetery, particularly along the San Diego trolley tracks. Landscaping should be added along Market Street and 36th Street, and the south side at Market Street Industrial Park.
6. Special Regulations for Hillsides. All of the slopes identified on Figure 13 should be protected by special zoning regulations equivalent to the City's Hillside Review Overlay Zone to minimize grading and erosion and to preserve the natural topography to the extent possible, provided that these slopes meet the criteria of the HR zone.

Additionally, certain hillside and canyon areas identified in the community land use map should be zoned for very-low density development (one unit per 40,000 square feet) to preserve the integrity of the open space area. Development should not be permitted unless slope alteration has been minimized to the extent feasible. See the Urban Design Element (pages 144 to 148) for more specific development recommendations for hillsides and slopes.

These areas include but are not limited to:







- the areas currently zoned RI-10000 in the Valencia Park neighborhood;
- the vacant area currently zoned RI-10000 and fronting on 60th Street in the Emerald Hills neighborhood;
- the northwestern corner of the Broadway Heights neighborhood currently zoned for agricultural use;
- the vacant parcels in Encanto and Broadway Heights with slopes greater than 25 percent.

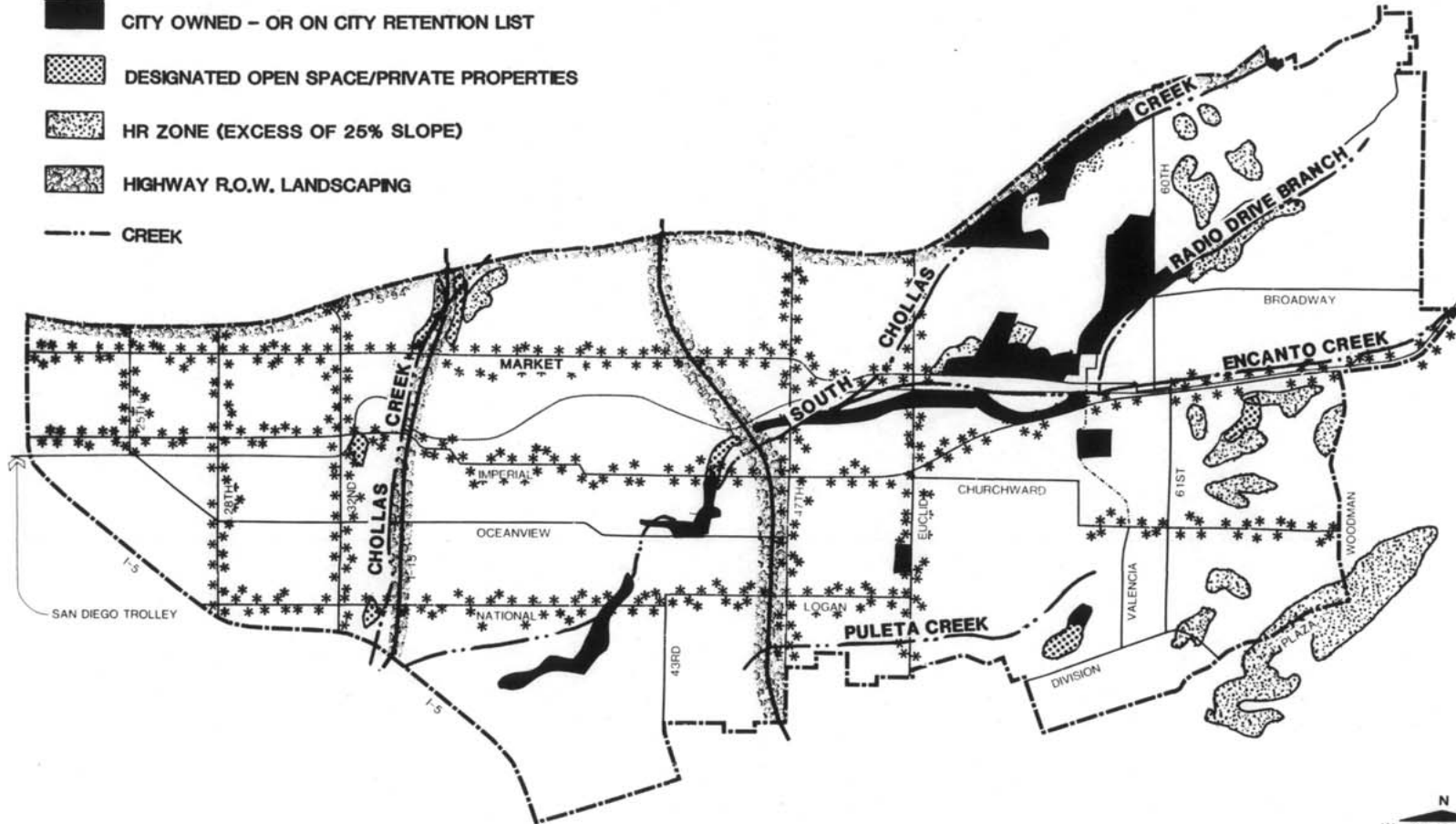
7. Acquisition. This plan recommends the development of a more connected active and passive open space and recreational system throughout the community, as illustrated on Figure 14. This open space and recreational system should be achieved through the hillside regulations discussed above and through the designation and acquisition of open space lands. In particular, the plan recommends the following:
 - a. Radio Canyon. Radio Canyon should be given a high priority for open space acquisition in Southeastern. Although the intended acquisition of Radio Canyon is basically complete, additional segments may be acquired in accordance with Council direction and the Council-approved Open Space Retention List.
 - b. Chollas Creek. The remaining natural portions of Chollas Creek should be planned as a linear park with bicycle and pedestrian paths along a natural or landscaped creek bottom. Concrete channelization shall be forbidden. Public access to the creek should be provided from and through private development and public rights-of-way along the creek. Funding for acquisition, improvements and maintenance should be from an assessment district or similar means. (See the Southcrest section of the Neighborhood Element.)
 - c. Valencia Canyon. Valencia Canyon is in the process of being acquired for open space by the City. The canyon should be rezoned to RI-40000 or an equivalent zone that would serve to preserve the canyon as open spaces.
 - d. Emerald Hills. The City should retain the city-owned open space areas in Emerald Hills to preserve the natural canyons from development.
8. Public Views. Care should be taken to maintain and enhance views to designated open space areas from public rights-of-way. These views should be considered in the review of discretionary permits.
9. Highway Rights-of-Way. The Caltrans-owned highway rights-of-way of State Highway 15, State Highway 94, and Interstate 805 should be landscaped to provide an aesthetically pleasing landscaped corridor through the community. Trees, as well as flowering plants and native or drought tolerant vegetation should be planted in these highway rights-of-way.

Irrigation systems to maintain total plant coverage should be installed. Non-landscaped highway rights-of-way should have the highest priority for landscaping. The implementation of this recommendation for action by Caltrans should be actively pursued by the City so that the freeway system can provide a more scenic entry to the community.

10. Street Landscaping. Landscaping improvements are recommended for all major streets within the community including but not limited to Market Street, Imperial Avenue, National Avenue, Logan Avenue, 25th Street, 43rd Street, and Euclid Avenue. Non-major streets for which landscaping is recommended include 28th Street, 32nd Street, and Skyline Drive. Recommended landscaping improvements along public streets, including guidelines and a list of high priority locations, are addressed in detail in the Urban Design Element, with supplemental recommendations in the Neighborhood Element of this plan.
11. Creeks. Preserve creeks and drainage areas in their natural state. The Chollas Creek system is an important linear open area resource. Guidelines for development along a portion of Chollas Creek and for a bike and pedestrian path are contained in the Southcrest section of the Neighborhood Element. All creeks in the community should be made available for passive recreation where safe. (See guidelines contained in the Urban Design Element of this plan.)

LANDSCAPED OPEN AREAS OPPORTUNITIES MAP

-  STREET LANDSCAPE CORRIDOR
-  CITY OWNED - OR ON CITY RETENTION LIST
-  DESIGNATED OPEN SPACE/PRIVATE PROPERTIES
-  HR ZONE (EXCESS OF 25% SLOPE)
-  HIGHWAY R.O.W. LANDSCAPING
-  CREEK



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FIGURE 14a